

# Development Opportunity—Riverside, CA



## Commercial

### POTENTIAL DEVELOPMENT IDEAS:

University Avenue is a key corridor that links Downtown Riverside and the University of California, Riverside. Along both sides are various fast food restaurants, and small retail businesses. A similar development could be built on this site.

### LOCATION:

This site is located one mile east of the 91 Freeway and two miles west of State Route 60 at the corner of University Avenue and Eucalyptus Avenue.

### SITE:

The site has three unimproved lots, owned by the Riverside Redevelopment Agency totaling .42 acres. This lot is zoned restricted commercial/specific plan combining zone (C2/SP), and is located across from McDonalds. The parcels are accessible from both University Avenue and Eucalyptus Avenue.

### IMPROVEMENTS:

Improvements include sidewalk, curb and gutters. Utilities are located on Eucalyptus Avenue and University Avenue.

### TRAFFIC COUNTS:

Traffic counts for University Avenue traveling between Kansas Avenue to Ottawa Avenue driving east/west are 34,461 combined vehicles in a 24-hour period.

### ECONOMIC INCENTIVES:

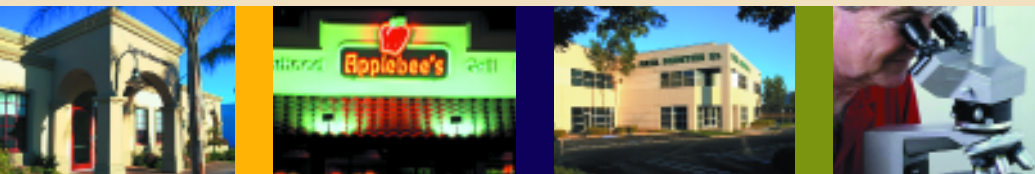
**Redevelopment Incentives:** The Redevelopment Agency may assist businesses within this area with loans or grants for building facade improvements and property tax reimbursement incentives to offset development costs for land acquisition, development fees, and certain public infrastructure improvements.

**Electric Utility Incentives:** The City of Riverside proudly owns, operates and maintains its own electric utility which offers its commercial and industrial customers special economic development rates for large electric users, long term rate agreements, energy efficiency incentives, lighting programs, energy management services and technical assistance.

*The information included is for site selection purposes only. It reflects the best current information available and is subject to change. The City of Riverside is not responsible for any inaccuracies in this information. Due diligence is encouraged on all development projects and requirements may change on a case by case basis.*



**CITY OF RIVERSIDE**  
DEVELOPMENT DEPARTMENT



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